

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 21, 2004**

UNAPPROVED
July 29, 2004

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:22 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Lusk announced that the first joint meeting of the Planning Commission and the Redevelopment and Housing Authority would be held on Wednesday, July 28, 2004, at 7:30 p.m. He noted that there would be three agenda items for that meeting: Staff update on the Housing Trust Fund; revisions to the housing graphs and tables contained in the Area Plans; and the Housing Action Committee which is being constituted by the Board of Supervisors to address the need to preserve affordable housing.

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Commissioner de la Fe noted that the Transportation Committee would meet on Thursday, July 22, 2004, at 7:30 p.m., in the Board Conference Room. He added that the meeting would include updates on Dulles Rail and transportation bond projects.

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Chairman Murphy recognized the new associate clerk to the Planning Commission, Kara DeArrastia, who was present at the meeting.

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Commissioner Alcorn also announced that the Environment Committee had met earlier that night. He noted that Committee members were briefed on proposed changes to the Policy Plan for the Chesapeake Bay and updated on the watershed management planning activities. He added that the Committee will meet again in September.

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Commissioner Lusk MOVED THAT THE PUBLIC HEARING ON RZ-2003-LE-005, HAYFIELD ANIMAL CLINIC, BE DEFERRED FROM SEPTEMBER 9, 2004 TO INDEFINITELY. He noted that the Out-of-Turn Plan Amendment associated with this property had also been deferred indefinitely.

Commissioners Lawrence and Byers seconded the motion which carried unanimously.

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RZ 2003-MV-059 - ANASTASIOS AND ANNA GRYPEOS
FDP 2003-MV-059 - ANASTASIOS AND ANNA GRYPEOS (Decisions Only)
(The public hearing on these applications was held on June 3, 2004. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE RZ 2003-MV-059, SUBJECT TO THE PROFFERS NOW DATED JULY 6, 2004.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2003-MV-059, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 15, 2004, AND SUBJECT TO THE BOARD'S APPROVAL OF RZ 2003-MV-059.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE MINIMUM DISTRICT SIZE OF TWO ACRES FOR THE PRM DISTRICT.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD MODIFY THE TRANSITIONAL SCREENING ALONG THE SOUTHEASTERN PROPERTY LINE TO THAT SHOWN ON THE CDP/FDP.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE TRANSITIONAL SCREENING ALONG THE SOUTHWESTERN PROPERTY LINE.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD WAIVE THE PUBLIC FACILITY MANUAL REQUIREMENT TO PERMIT UNDERGROUND DETENTION AND BEST MANAGEMENT PROPERTIES IN A MULTI-FAMILY RESIDENTIAL DEVELOPMENT, SUBJECT TO DEVELOPMENT CONDITIONS RECOMMENDED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD MODIFY RICHMOND HIGHWAY AND EAST LEE AVENUE STREETScape REQUIREMENTS TO THAT SHOWN ON THE CDP/FDP.

Commissioner Lusk seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

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SE 2004-MV-001 - WASHINGTON DC SMSA LTD. PARTNERSHIP D/B/A VERIZON
2232-V04-2 - WASHINGTON DC SMSA LTD. PARTNERSHIP D/B/A VERIZON

(Decisions Only)

(The public hearing on these applications was held on July 15, 2004. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND THAT THE CONSTRUCTION OF THE TELECOMMUNICATIONS FACILITY ON THE SITE OF CALVARY KOREAN BAPTIST CHURCH, PROPOSED UNDER 2232-V04-2 AS AMENDED, SATISFIES THE CRITERIA OF LOCATION, CHARACTER, AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*, AND IS IN SUBSTANTIAL ACCORD WITH THE PROVISIONS OF THE COMPREHENSIVE PLAN.

Commissioners Wilson and Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2004-MV-001, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JULY 21, 2004.

Commissioners Wilson and Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG A PORTION OF THE WESTERN PROPERTY BOUNDARY TO ALLOW THAT SHOWN ON THE SE PLAT TO SATISFY THE REQUIREMENTS.

Commissioners Wilson and Hall seconded the motion which carried by a vote of 10-0-1 with Commissioner Murphy abstaining; Commissioner Alcorn not present for the vote.

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RZ 2003-MV-034 - NATIONAL CAPITAL LAND

FDP 2003-MV-034 - NATIONAL CAPITAL LAND (Decisions Only)

(The public hearing on these applications was held on June 24, 2004. A complete verbatim transcript of the decisions made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2003-MV-034, SUBJECT TO THE EXECUTION OF THE DRAFT PROFFERS DATED JULY 15, 2004.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2003-MV-034, SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING AND THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 2 OF THE STAFF REPORT.

Commissioners Hall and Wilson seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE THE REQUESTED WAIVER OF THE LIMITATION OF THE LENGTH OF PRIVATE STREETS, PURSUANT TO THE PROVISION OF PARAGRAPH 2, SECTION 11-302 OF THE ZONING ORDINANCE.

Commissioner Hall seconded the motion which carried by a vote of 10-0-2 with Commissioners Harsel and Murphy abstaining.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT PROGRAM)
2. PCA-C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC.
FDPA-C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC.
3. PCA 2002-PR-016 - WEST* GROUP PROPERTIES, LLC
FDPA 2002-PR-016 - WEST* GROUP PROPERTIES, LLC
4. RZ 2003-HM-042 - ROBERT A. YOUNG OF TYSONS 89, LLC
5. SEA 82-V-003 - SUNTRUST BANKS, INC.

This order was accepted without objection.

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ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT PROGRAM) - To amend Chapter 112 of the 1976 Code of the County of Fairfax, as follows: Amend the Affordable Dwelling Unit (ADU) Program provisions to: (1) provide that mid-rise multiple family dwelling unit developments with more than 50 percent of the required parking provided in structures that opt into the ADU program shall provide at least 5 percent of the units as ADUs; (2) establish the deadline for submitting the Notice of Availability and Sales Offering Agreement as prior to the issuance of the first Residential Use Permit for an ADU;

ZONING ORDINANCE AMENDMENT
(AFFORDABLE DWELLING UNIT PROGRAM)

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(3) set forth that 50 percent of certain proceeds in the amount of the difference between the net sales price of the foreclosed ADU and the defaulting owner's adjusted purchase price from the foreclosure sale of an ADU that is not subject to similar amendments made to the ADU Program in 2002 shall be contributed to the Fairfax County Housing Trust Fund; (4) allow a 1.5 percent brokerage fee to be paid for the resale of an ADU; (5) allow for certain increases in the sales price for the resale of an ADU for substantial and appropriate replacements or improvements to existing housing components; and (6) clarify and restructure certain other ADU provisions. PUBLIC HEARING.

Donna Pesto, Zoning Administration Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She recommended adoption of the Zoning Ordinance Amendment.

Chairman Murphy called for speakers from the audience and recited the rules for public testimony.

William Hanks, 4422 Cortez Drive, Fairfax, representing the AHOME Board, stated that neither he nor his board had any objections.

The Commission had no comments or questions and staff had no closing remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner Alcorn for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION FORWARD TO THE BOARD OF SUPERVISORS A RECOMMENDATION FOR ADOPTION OF THE ZONING ORDINANCE AMENDMENT REGARDING THE AFFORDABLE DWELLING UNIT PROGRAM, AS SET FORTH IN THE STAFF REPORT DATED JUNE 21, 2004.

Commissioners Byers and Lusk seconded the motion which carried unanimously.

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PCA-C-131-06/FDPA-C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC. -Appls. to amend the proffers and final development plan for RZ C-131 previously approved for residential development at a density of 5.36 dwelling units per acre (du/ac) to permit reduction in open space and addition of off-street parking spaces. Located on the E. and W. sides of Newton Patent Dr. on approx. 48.05 ac. of land zoned PDH-12 and WS. Comp. Plan Rec:

8-12 du/ac. Tax Map 54-1 ((9)) T and 54-3 ((10)) A, A1, C, D, F,
G, H, K, L, M, P and R. SULLY DISTRICT. PUBLIC HEARING.

Todd Sinkins, Esquire, Rees, Broome, and Diaz, P.C., reaffirmed the affidavit dated June 25, 2004. Commissioner Hart disclosed that his law firm had one pending case with Mr. Sinkins' law firm, but it would not affect his ability to participate in this case.

Aaron Shriber, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Shriber responded to a question from Commissioner Hart about the discrepancy between the original 108 acres of proffered open space and the present 96 acres.

Greg Budnik, GJB Engineering, Inc., explained that the purpose of this application was to address the current parking space shortages and problems related to parking inequities in the community.

Mr. Budnik responded to a question from Chairman Murphy about the ratio of parking spaces to the number of homes in the community.

Chairman Murphy called for speakers from the audience.

Ruth Towers, 14309 Little Rocky Mountain Court, Centreville, asked whether additional spaces would be for visitor parking or for homeowners. She indicated that there were instances where visitor parking was treated as permanent parking.

Martin Ahrens, 14490 Black Horse Court, Centreville, expressed opposition to any reduction in open space. He added that he had not personally experienced a shortage of parking. He suggested that trees be replaced and others be planted to help buffer the noise from I-66. He revealed that he would agree to pay extra Homeowners Association (HOA) fees if needed to replace trees.

Deborah Argenzio, 14480 Black Horse Court, Centreville, said that she had not been informed of where the proposed parking spaces would be located. She noted that nothing had been published in her HOA bulletin about this application and the only notification she had received had been the signs posted on the street. She added that she was opposed to a reduction of open space.

Angelo West, 14335 Johnny Moore Court, Centreville, stated that parking was a big problem and he expressed full support for this application.

Ron Kremer, 14306 Johnny Moore Court, Centreville, explained that there was a critical need for an increase in parking spaces and that he would be willing to pay more HOA fees so additional trees could be planted.

Thomas Durocher, 14491 Four Chimney Drive, Centreville, expressed support for the proposal. He explained where the added spaces would be located.

Cecile Conroy, 14557 Truro Parish Court, Centreville, said that she would like to have more detailed information about where the proposed parking spaces would be located.

Thomas Ervin, 14343 Johnny Moore Court, Centreville, said that there was a need for more visitor parking and pointed out that the open space would not be significantly reduced.

Walter Kordek, 6000 Havener House Way, Centreville, President of the Newgate HOA, reiterated the problems about the availability of visitor and assigned parking spaces. He expressed support for these applications.

There being no further speakers, Chairman Murphy called upon Mr. Budnik for a rebuttal statement.

Mr. Budnik said that a proffer required the replacement of trees that would be removed and that no trees which predated the community would be lost. He said that Newgate HOA newsletters from February and June and meeting minutes from 2002 and 2003 had discussed parking. He added that individual mailings had been made. He identified areas in the community where parking was a problem and said more spaces would help reduce illegal parking.

The Commission had no further comments or questions and staff had no closing remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PCA-C-131-06 AND FDPA-C-131-06 TO A DATE CERTAIN OF SEPTEMBER 22, 2004.

Commissioner Hart seconded the motion which carried unanimously.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT ITS PUBLIC HEARING ON THIS MATTER BE DEFERRED TO A DATE SUBSEQUENT TO THE PLANNING COMMISSION'S DECISION.

Commissioner Byers seconded the motion which carried unanimously.

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PCA 2002-PR-016/FDPA 2002-PR-016 - WEST* GROUP PROPERTIES, LLC - Appls. to amend the proffers and final development plan for RZ 2002-PR-016 previously approved for residential mixed use to permit site modifications with an overall Floor Area Ratio (FAR) of 3.00. Located in the N.W. quadrant of the intersection of Westpark Dr. and Park Run Dr. on approx. 13.55 ac. of land zoned PRM. Comp. Plan Rec: mixed use. Tax Map 29-4 ((7)) A3. PROVIDENCE DISTRICT. PUBLIC HEARING.

Thomas D. Fleury, Senior Vice President of Development Services, West* Group Management, LLC, reaffirmed the affidavit dated March 24, 2004. There were no disclosures by Commission members.

Cathy Lewis, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Lewis responded to a question from Commissioner Wilson about the requested waiver to permit underground stormwater detention in a residential development.

In response to a question from Commissioner Hart, Ms. Lewis said that staff recommended that the length of time for negotiations of the grocery store lease be increased to eighteen months.

Ms. Lewis responded to a question from Commissioner de la Fe about Proffer Number 10 concerning a contribution of \$150,000 to the Board of Supervisors for park acquisitions and/or improvements.

Mr. Fleury described the project and the need to move the proposed grocery store. He acknowledged the prior denial of the application.

In response to a question from Commissioner Wilson, Mr. Fleury said that the application was in compliance with the recently adopted lighting standards.

Chairman Murphy called for speakers from the audience, but received no response. He noted that there was no need for rebuttal.

The Commission had no further comments or questions and staff had no closing remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON PCA 2002-PR-016 AND FDPA 2002-PR-016, WEST* GROUP PROPERTIES, TO A DATE CERTAIN OF JULY 28, 2004, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Lusk seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote.

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RZ 2003-HM-042 - ROBERT A. YOUNG OF TYSONS 89, LLC –
Appl. to rezone from R-1 to R-2 to permit residential development at a density of 1.62 dwelling units per acre (du/ac). Located at the northern terminus of Irvin St. on approx. 6.19 ac. of land. Comp. Plan Rec: 1-2 du/ac. Hunter Mill District. Tax Map 28-4 ((1)) 22B, 23 and property owned by the US Government identified as Ashgrove La. HUNTER MILL DISTRICT. PUBLIC HEARING.

Robert A. Young, applicant, reaffirmed the affidavit dated June 30, 2004. Commissioner Hart disclosed that his law firm had two pending cases with the law firm of Reed Smith, LLP, listed on the affidavit, but it would not affect his ability to participate in this case.

Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Braham responded to a question from Commissioner Hart about the configuration of lot 7.

Mr. Young explained that the proposed density was at the mid-point of the recommended Comprehensive Plan range. He said issues raised by the community had been addressed in a number of substantial proffers. He acknowledged that a concern about whether the cul-de-sac would be permanent or temporary still remained.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Barbara Burlingame, 1633 Irvin Street, Vienna, owner of lot 43, requested that pine trees not be planted on the subject property due to her son's allergies. She expressed concern about the impact of the proposed development on her sewer connection and driveway. She questioned the statement in the staff report that only four students would be generated by the ten new homes. She also requested that the proposed small private road intended to connect to the new road not permit public access to Route 7.

Chairman Murphy and Commissioner de la Fe explained to Ms. Burlingame that the school enrollment projections had been made by the School Board and were based on the projected

number of students that would exceed by-right development of the site.

Chairman Murphy called for speakers from the audience.

Thomas Melhuish, 1642 Irvin Street, Vienna, expressed concern about the addition of a temporary cul-de-sac and noted that the initial site plan had not included a cul-de-sac.

There being no further speakers, Chairman Murphy called upon Mr. Young for a rebuttal statement.

Addressing the concerns expressed by the speakers, Mr. Young explained that the County would determine whether a cul-de-sac would be temporary or permanent, but that it was his understanding that it would be temporary; he agreed not to plant pine trees as long as the Arborist approved an alternative species; he assured Ms. Burlingame that her sewer connection would stay in place; and he said an additional driveway would be provided in some form with her approval.

Commissioner de la Fe commented that because he had not been aware of the sewer connection issue until tonight, he would defer a decision on this matter so that a proffer could be added to address it.

The Commission had no further comments or questions and staff had no closing remarks; therefore Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2003-HM-042 TO JULY 29, 2004.

Commissioner Hopkins seconded the motion which carried with Commissioners Alcorn and Wilson not present for the vote.

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SEA 82-V-003 - SUNTRUST BANKS, INC. - Appl. under Sects. 7-607, 9-610, and 9-622 of the Zoning Ordinance to amend SE 82-V-003 previously approved for a drive-in bank to permit site modifications, change in land area and waiver of minimum lot size and lot width requirements in the CRD district. Located at 5922 Richmond Hwy. on approx. 28,207 sq. ft. of land zoned C-8, CRD and HC. Tax Map 83-3 ((1)) 67A and 69 pt. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Charles Johnson, engineer and agent for the applicant, reaffirmed the affidavit dated March 18, 2004. Commissioner Hart disclosed that his law firm had in the past represented SunTrust Bank, but it would not affect his ability to participate in this case.

Commissioner Byers asked that Chairman Murphy ascertain whether there were any speakers opposed to this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SEA 82-V-003, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE MINIMUM LOT SIZE AND THE MINIMUM LOT WIDTH IN THE COMMERCIAL AND REVITILIZATION DISTRICT.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD APPROVE A WAIVER OF THE BARRIER REQUIREMENT AND TRANSITIONAL SCREENING YARD MODIFICATION ALONG A PORTION OF THE NORTHERN BOUNDARY OPPOSITE THE R-30 DISTRICT.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE REQUESTED MODIFICATION TO THE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS BE APPROVED.

Commissioner Hall seconded the motion which carried unanimously.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT DPWES TO WAIVE THE REQUIREMENTS IN PARAGRAPH V, SECTION 4-805, THAT REQUIRE A CURB CUT BE A MINIMUM OF 20 FEET FROM THE SIDE LOT LINE AND TO WAIVE THE REQUIRED LOADING SPACE, PURSUANT TO THE PROVISIONS OF PARAGRAPH V, SECTION 11-202 OF THE ZONING ORDINANCE.

Commissioner Hall seconded the motion which carried unanimously.

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The meeting was adjourned at 10:32 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Kara A. DeArrastia

Approved on:

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission